026.0	0006	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,143,800	/	1,143,800
USE VALUE:	1,143,800	/	1,143,800
ASSESSED:	1,143,800	/	1,143,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46	-48	WALDO RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONWAY ROBERT J
Owner 2:	
Owner 3:	
Street 1:	46 WALDO ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CONWAY ROBERT J -
Owner 2:	-
Street 1:	46 WALDO ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,242 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Wood Shingle Exterior and 2284 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.
Eugene Conway d

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5242.000	682,000		461,800	1,143,800
Total Card	0.120	682,000		461,800	1,143,800
Total Parcel	0.120	682,000		461,800	1,143,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 500.83 | /Parcel: 500.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 17895
GIS Ref:
GIS Ref:
Insp Date: 07/21/17

!2178!

PREVIOUS ASSESSMENT

Parcel ID: 026.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	682,500	0	5,242.	461,800	1,144,300	1,144,300	Year End Roll	12/18/2019
2019	104	FV	511,200	0	5,242.	490,700	1,001,900	1,001,900	Year End Roll	1/3/2019
2018	104	FV	511,200	0	5,242.	357,900	869,100	869,100	Year End Roll	12/20/2017
2017	104	FV	481,600	0	5,242.	311,700	793,300	793,300	Year End Roll	1/3/2017
2016	104	FV	481,600	0	5,242.	265,500	747,100	747,100	Year End	1/4/2016
2015	104	FV	425,700	0	5,242.	259,800	685,500	685,500	Year End Roll	12/11/2014
2014	104	FV	425,700	0	5,242.	213,600	639,300	639,300	Year End Roll	12/16/2013
2013	104	FV	441,600	0	5,242.	203,200	644,800	644,800		12/13/2012

PRINT

Date	Time
12/10/20	17:39:17

LAST REV

Date	Time
08/22/17	13:57:34
apro	
2178	

USER DEFINED

Prior Id # 1:	17895
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONWAY GERALDIN	52117-360		1/22/2009	Family	1	No	No		Geraldine Conway dod 1/11/09
	16591-153		11/1/1985		100,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/19/2012	1684	Manual	13,328	C				
3/5/2010	147	Redo Kit	49,805					REDO KITS & BATHS
2/19/2010	123	Redo Kit	49,805					& REDO BATH
2/10/2010	97	Demoliti	2,500	C				DEMO KIT & BATH
1/15/2010	28	Porch	18,757					NEW WINDOWS&DOORSL
2/25/2003	244	Redo Bat	8,375					
2/12/1913	177	Manual	2,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2017	MEAS&NOTICE	HS	Hanne S
4/10/2013	Info Fm Prmt	MM	Mary M
6/2/2010	Info Fm Prmt	BR	B Rossignol
1/20/2009	Meas/Inspect	294	PATRIOT
11/2/1999	Inspected	267	PATRIOT
10/1/1999	Mailer Sent		
10/1/1999	Measured	263	PATRIOT
8/13/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5242		Sq. Ft.	Site		0	80.	1.10	1									461,808						461,800	

Total AC/HA:	0.12034	Total SF/SM:	5242	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	461,808	Spl Credit		Total:	461,800				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	2	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.16045213
Const Adj.:	0.97515047
Adj $ / SQ:	192.375
Other Features:	145500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	714909
Depreciation:	32886
Depreciated Total:	682023

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

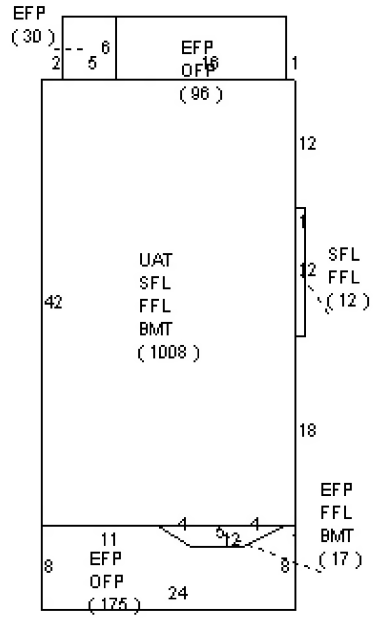
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	211.61
Special Features:	0	Val/Su Net:	173.85
Final Total:	682000	Val/Su SzAd	331.55

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,037	192.370	199,492
BMT	Basement	1,025	57.710	59,155
SFL	Second Floor	1,020	192.370	196,222
EFP	Enclos Porch	318	34.900	11,097
OFP	Open Porch	271	22.030	5,969
UAT	Upper Attic	252	128.890	32,481

Net Sketched Area:	3,923			Total:	504,416
Size Ad	2057	Gross Are	4679	FinArea	2284

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	90		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

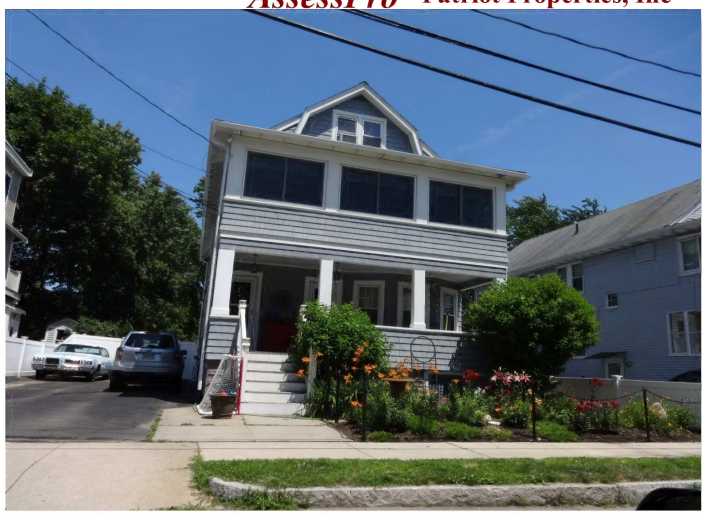
SPEC FEATURES/YARD ITEMS

PARCEL ID

026.0-0006-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1999	0.00	T	16	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc